

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, November 26, 2018

Essex Town Hall – Conference Room A - 7:00 PM

### PUBLIC HEARINGS

1. **Application No. 18-17** – Essex Zoning Commission. A Petition for a Text Amendment proposing a new Section 45-1 (Apartments in Commercial Buildings) to allow residential apartments to be located in commercial buildings. (Hearing to be closed at the discretion of the Commission)
2. **Application No. 18-8** – Essex Zoning Commission. A Petition for a Text Amendment to discuss a newly formatted book of regulations with some additions and deletions of the current zoning regulations. (Hearing to be closed at the discretion of the Commission)
3. **Application No. 18-18** – George and Sarah Mayer, 10 Andrews Road. An application for a Special Exception to add more than 1,000 cubic yards of fill on a property for the potential construction of a single family dwelling. (Hearing to be closed by December 31st)

### REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
  - Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**
  - **Application No. 18-19** – Essex Zoning Commission. A Petition for a Text Amendment proposing the updated Gateway Conservation District regulations (Section 101). (Hearing to be scheduled at the discretion of the Commission)
  - **Application No. 18-20** – Peter Atkinson, 85 Main Street, Ivoryton. An application for a Site Plan Review to allow an accessory dwelling unit within an existing barn. (No public hearing required)
4. **NEW BUSINESS**
  - **Application No. 18-17** – Essex Zoning Commission. A Petition for a Text Amendment proposing Section 45-1 (Apartments in Commercial Buildings) to allow residential apartments to be located in commercial buildings. (Decision to be made at the discretion of the Commission)

- **Application No. 18-8** – **Essex Zoning Commission.** A Petition for a Text Amendment to discuss a newly formatted book of regulations with some additions and deletions of the current zoning regulations. (Decision to be made at the discretion of the Commission)
- **Application No. 18-18** – **George and Sarah Mayer, 10 Andrews Road.** An application for a Special Exception to add more than 1,000 cubic yards of fill on a property for the potential construction of a single family dwelling. (Decision to be made by January 30th)
- **Application No. 18-20** – **Peter Atkinson, 85 Main Street, Ivoryton.** An application for a Site Plan Review to allow a detached accessory dwelling unit within an existing barn.

**5. OLD BUSINESS**

**6. VISITORS AND GUESTS**

**7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**

**8. OTHER BUSINESS**

**9. APPROVAL OF MINUTES**

- October 15 regular meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled regular meeting is **Monday, December 17, 2018**

Bill Reichenbach, Secretary